025.0	0004	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	981,600	/	981,600
USE VALUE:	981,600	/	981,600
ASSESSED:	981,600	/	981,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUGIERO MAURO &
Owner 2:	HEFFERON LAUREN J
Owner 3:	
Street 1:	13 MARATHON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HEFFERON LAUREN J -
Owner 2:	-
Street 1:	13 MARATHON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 2909 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	471,500	6,100	504,000	981,600
Total Card	0.161	471,500	6,100	504,000	981,600
Total Parcel	0.161	471,500	6,100	504,000	981,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.44 | /Parcel: 337.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	16672
GIS Ref	
GIS Ref	
Insp Date	07/10/17

!2053!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	471,700	6100	7,000.	504,000	981,800	981,800	Year End Roll	12/18/2019
2019	101	FV	365,500	6100	7,000.	535,500	907,100	907,100	Year End Roll	1/3/2019
2018	101	FV	365,500	6100	7,000.	390,600	762,200	762,200	Year End Roll	12/20/2017
2017	101	FV	365,500	6100	7,000.	340,200	711,800	711,800	Year End Roll	1/3/2017
2016	101	FV	365,500	6100	7,000.	289,800	661,400	661,400	Year End	1/4/2016
2015	101	FV	345,700	6200	7,000.	283,500	635,400	635,400	Year End Roll	12/11/2014
2014	101	FV	345,700	6200	7,000.	233,100	585,000	585,000	Year End Roll	12/16/2013
2013	101	FV	345,700	6200	7,000.	221,800	573,700	573,700		12/13/2012

PRINT

Date	Time
12/10/20	17:33:43

LAST REV

Date	Time
08/03/17	17:13:00
ekelly	
2053	

USER DEFINED

Prior Id # 1:	16672
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEFFERON LAUREN	60219-521		10/11/2012	Convenience	1	No	No		
MCDOWELL CEASAR	24920-37		10/13/1994		302,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2010	763	Re-Roof	3,500					
5/23/2005	412	Manual	10,000					reshingle driveway

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2017	MEAS&NOTICE	KB	Kevin B
4/29/2009	Meas/Inspect	189	PATRIOT
10/4/1999	Mailer Sent	256	PATRIOT
10/4/1999	Measured	256	PATRIOT
8/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 504,000 | Spl Credit | Total: 504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.01094878
Const Adj.:	0.98000199
Adj $ / SQ:	128.795
Other Features:	108500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640654
Depreciation:	169133
Depreciated Total:	471521

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

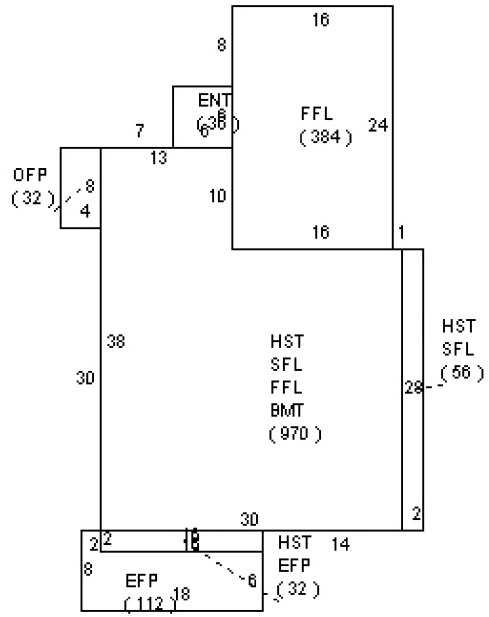
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	155.84
Special Features:	0	Val/Su Net:	115.25
Final Total:	471500	Val/Su SzAd	162.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,354	128.800	174,389
SFL	Second Floor	1,026	128.800	132,144
BMT	Basement	970	38.640	37,479
HST	Half Story	529	128.800	68,133
EFP	Enclos Porch	144	45.210	6,510
ENT	ENTRY	36	25.870	931
OFP	Open Porch	32	43.120	1,380
	Net Sketched Area:	4,091	Total:	420,966
Size Ad	2909	Gross Are	4620	FinArea 2909

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	101			5,100			5,100
19	Patio	D	Y	1	18X14	G	AV	2000	4.67	T	15.2	101			1,000			1,000

More:	N	Total Yard Items:	6,100	Total Special Featues:		Total:	6,100